

**FOR SALE**

# Steveston Hotel

12111 Third Avenue, Richmond

## High Profile Steveston Development Opportunity

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### HIGHLIGHTS

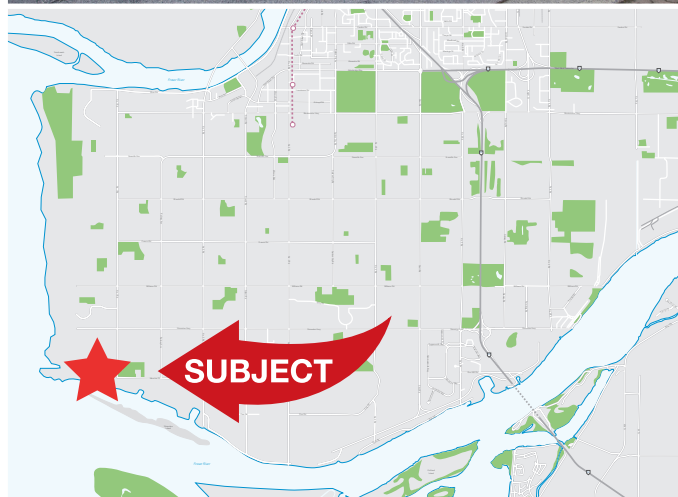
- > 43,833 SF multifamily development opportunity in Richmond's historic Steveston neighbourhood
- > Located in the core of Steveston, just one block from the pier and promenade
- > Steady holding income provided by the hotel; liquor license included in sale of property
- > Potential to rezone the property for development of multifamily or mixed-use with a density of 1.2-1.6 FAR
- > Capitalize on strong demand for new homes in the Steveston area



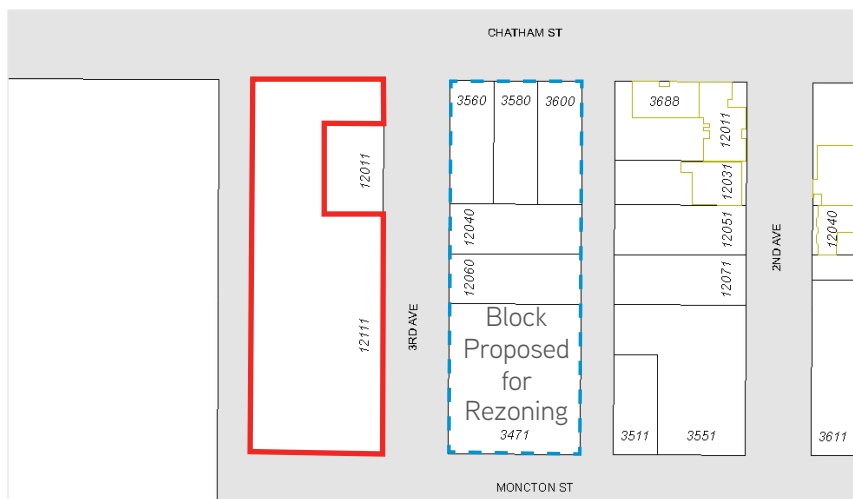


**SALIENT FACTS**

<b>Civic Address:</b>	12111 Third Avenue, Richmond, BC
<b>Legal Address:</b>	Lot 2 Section 10 Block 3 North Range 7 West New Westminster District Plan 68935; PID: 001-082-426
<b>Location:</b>	The site is located on the northwest corner of Third Avenue and Moncton Street in the Steveston area of Richmond.
<b>Current Improvements:</b>	Currently improved with the Steveston Hotel, a 24-room hotel with a pub and liquor store.
<b>Income:</b>	Hotel/Pub/Liquor store: \$252,000 Parking revenue: <u>\$24,000</u> <b>Total: \$276,000</b>
<b>Site Area:</b>	43,833 SF (1 acre)
<b>Current Zoning:</b>	CS2 (Steveston Commercial)
<b>Official Community Plan:</b>	NSC - Neighbourhood Service Centre; which provides for retail, restaurant, office and service/community uses; may include residential uses.
<b>Steveston Area Plan:</b>	South portion of the property designated for a maximum 1.2 FAR up to 29.5 feet in height; north portion designated for 1.6 FAR with height of 39.4 feet. A three-storey building with appropriate density may be considered for the south portion of the property in special circumstances.
<b>Liquor License Details:</b>	Food Primary Licence #: 085016 Liquor Primary Licence #: 007048 Licensee Retail Store Licence #: 192634
<b>Taxes (2015):</b>	\$85,823.15



**SITE PLAN**



**CONTACT US**

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